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WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned CLAUDE M. PURVIS and wife, FRANCES R. PURVIS, hereinafter referred to as the GRANTORS, and VENTURE CAPITAL, LLC, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, CLAUDE M. PURVIS and wife, FRANCES R. PURVIS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto VENTURE CAPITAL, LLC, the GRANTEE, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 22, Magnolia Drive Subdivision, as situated in Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi as found in Plat Book 1, Page 9, in the Office of the Chancery Clerk of DeSoto County, Mississippi and to which recorded plat reference is hereby made for a more particular description of said lot.

The foregoing covenant of warranty is made subject to the following: all rights of ways and easements for public roads and public utilities; subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments,

or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal; and to all restrictive covenants, building restrictions and easements of record.


Taxes and assessments against said property for the year 2004 shall be prorated as of the date of this deed and taxes and assessments for the year 2005 shall be the responsibility of the GRANTEE, and/or it's successor in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

The Grantor's herein have agreed to rent the above described property from the Grantee's and possession will be delivered at such time as the Grantor's move from said property.

WITNESS the signature of the GRANTORS on this the 30th day of November, 2004.



CLAUDE M. PURVIS



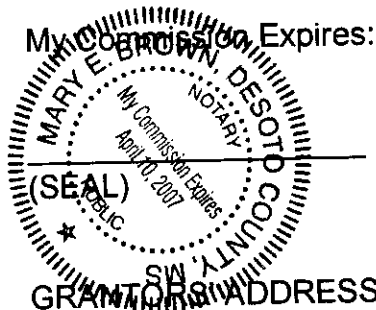
FRANCES R. PURVIS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 30th day of November, 2004, within my jurisdiction, the within named CLAUDE M. PURVIS and wife, FRANCES R. PURVIS, who acknowledged that they executed the above and foregoing instrument.

Mary E. Brown

NOTARY PUBLIC



GRANTOR'S ADDRESS:

19 LaBauve Street
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: N/A

GRANTEES' ADDRESS:

11 Park Street
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: 662-429-6108

0400805

Prepared by:
KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
662-429-3469